

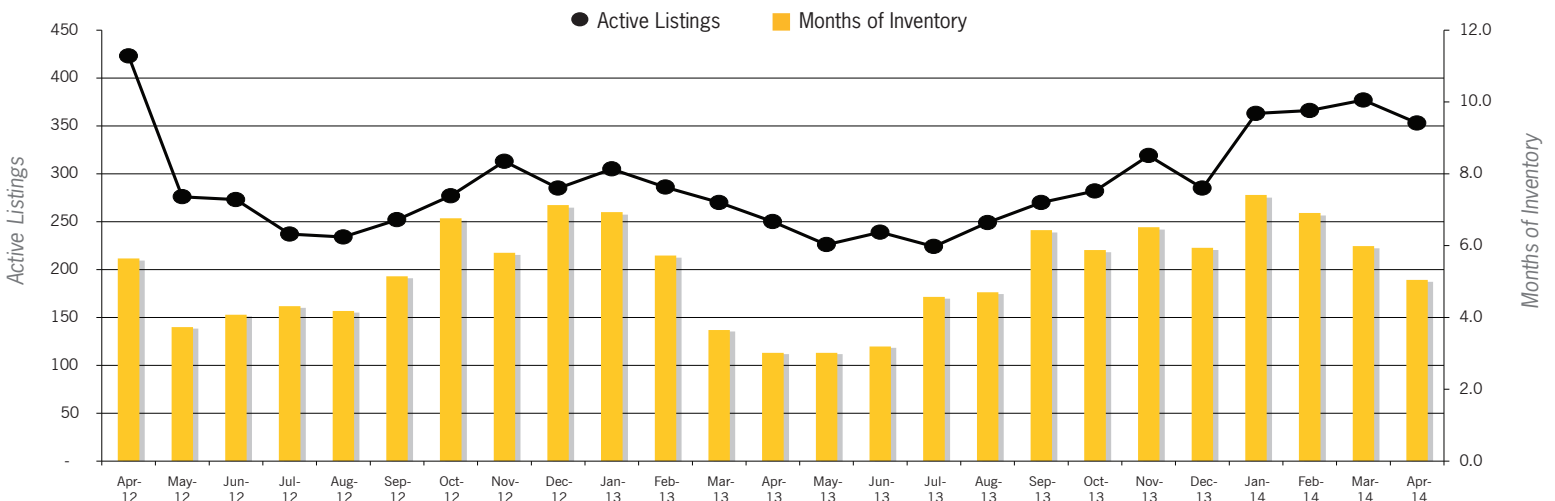


In the Oro Valley area, April 2014 active inventory was 353, a 41% increase from April 2013. There were 70 closings in April 2014, a 16% decrease from April 2013. Months of Inventory was 5.0, up from 3.0 in April 2013. Median price of sold homes was \$255,450 for the month of April 2014, up 16% from April 2013. The Oro Valley area had 84 new properties under contract in April 2014, down 3% from April 2013.

CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – ORO VALLEY



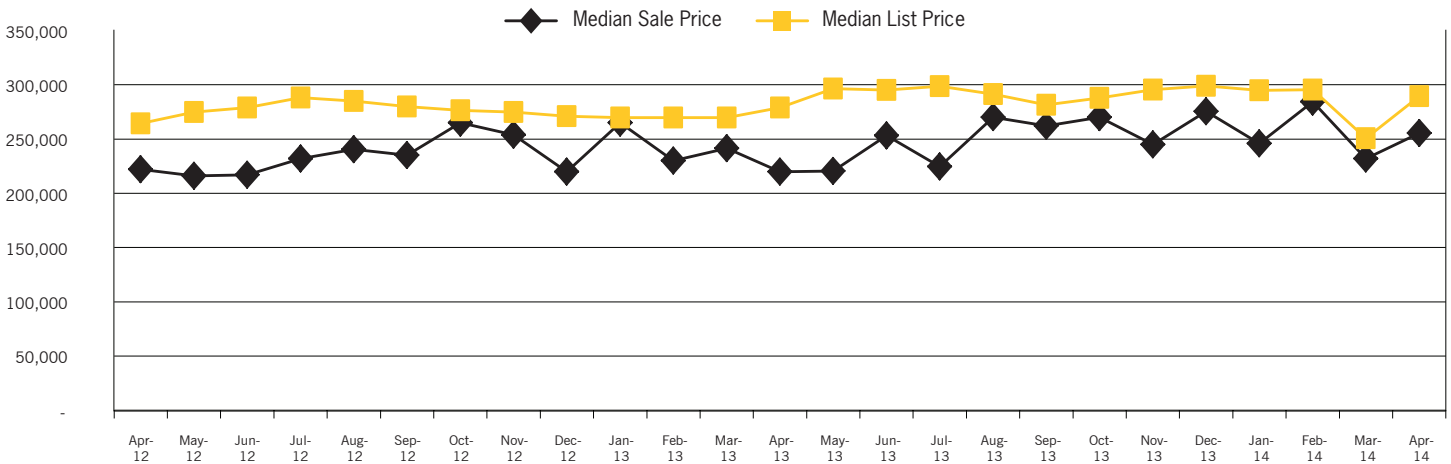
ACTIVE LISTINGS AND MONTHS OF INVENTORY – ORO VALLEY



Properties under contract and Home Sales data is based on information obtained from the TARMLS using Brokermetrics software.
All data obtained 05/05/2014 is believed to be reliable, but not guaranteed.



MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – ORO VALLEY



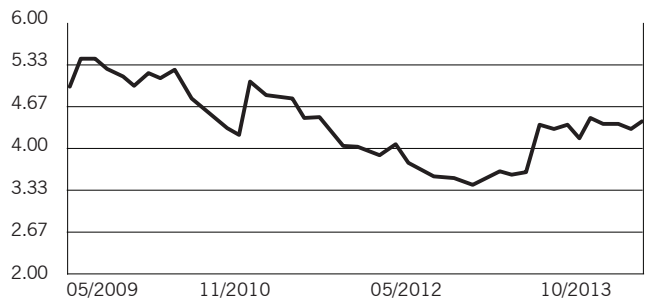
MONTHLY PAYMENT ON A MEDIAN PRICED HOME – ORO VALLEY

Year	Median Price	Int. Rate	MO. Payment
2006	\$327,500	6.140%	\$1,893.45
2013	\$220,000	3.500%	\$938.50
2014	\$255,450	4.375%	\$1,211.65

Source: Residential median sales prices. Data obtained 05/05/2014 from TARMLS using Brokermetrics software. Monthly payments based on a 5% down payment on a median priced home. All data obtained is believed to be reliable, but not guaranteed.

30 YEAR FIXED MORTGAGE RATE

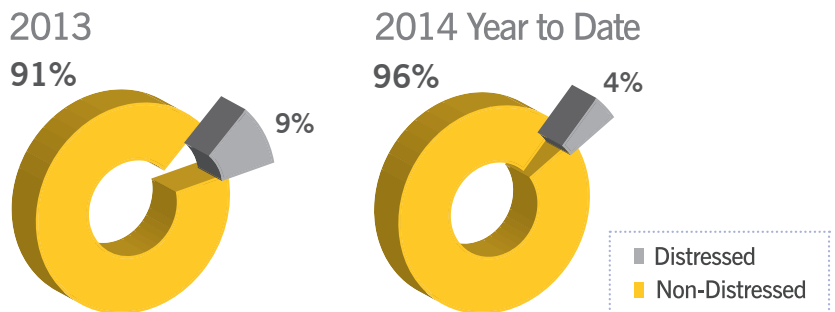
While mortgage rates have increased slightly recently, they are still well below 2009 levels.



Source: Bankrate.com

DISTRESSED VS. NON-DISTRESSED SALES – ORO VALLEY

The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.





The Housing Report



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Oro Valley | May 2014

MARKET CONDITIONS BY PRICE BAND – ORO VALLEY

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14			
\$1 - 49,999	0	0	0	0	1	0	0	n/a	0.0	Seller
\$50,000 - 74,999	3	0	0	0	0	0	1	3.0	11.0	Buyer
\$75,000 - 99,999	6	0	0	1	1	1	0	n/a	11.0	Buyer
\$100,000 - 124,999	4	0	1	0	1	0	0	n/a	8.0	Slightly Buyer
\$125,000 - 149,999	5	0	0	0	1	2	1	5.0	5.5	Balanced
\$150,000 - 174,999	10	4	3	3	5	4	5	2.0	2.5	Seller
\$175,000 - 199,999	24	7	6	8	5	15	6	4.0	3.5	Seller
\$200,000 - 224,999	29	3	7	7	6	6	9	3.2	4.4	Slightly Seller
\$225,000 - 249,999	33	13	3	7	5	10	11	3.0	3.8	Seller
\$250,000 - 274,999	21	5	4	3	2	9	7	3.0	3.4	Seller
\$275,000 - 299,999	30	5	6	3	5	4	8	3.8	5.1	Balanced
\$300,000 - 349,999	36	4	1	5	5	7	5	7.2	5.8	Balanced
\$350,000 - 399,999	31	5	5	6	2	4	2	15.5	10.9	Buyer
\$400,000 - 499,999	22	2	4	1	6	1	5	4.4	5.8	Balanced
\$500,000 - 599,999	25	3	3	3	6	1	1	25.0	8.5	Buyer
\$600,000 - 699,999	19	0	4	1	1	0	5	3.8	11.0	Buyer
\$700,000 - 799,999	11	0	0	1	2	1	1	11.0	10.3	Buyer
\$800,000 - 899,999	7	1	1	0	0	0	1	7.0	19.0	Buyer
\$900,000 - 999,999	4	0	0	0	1	0	1	4.0	6.5	Balanced
\$1,000,000 - and over	33	0	0	0	1	0	1	33.0	53.0	Buyer
TOTAL	353	52	48	49	56	65	70	5.0	5.7	Balanced



Statistics based on information obtained from TARMLS and using Brokermetrics software on 05/05/2014.

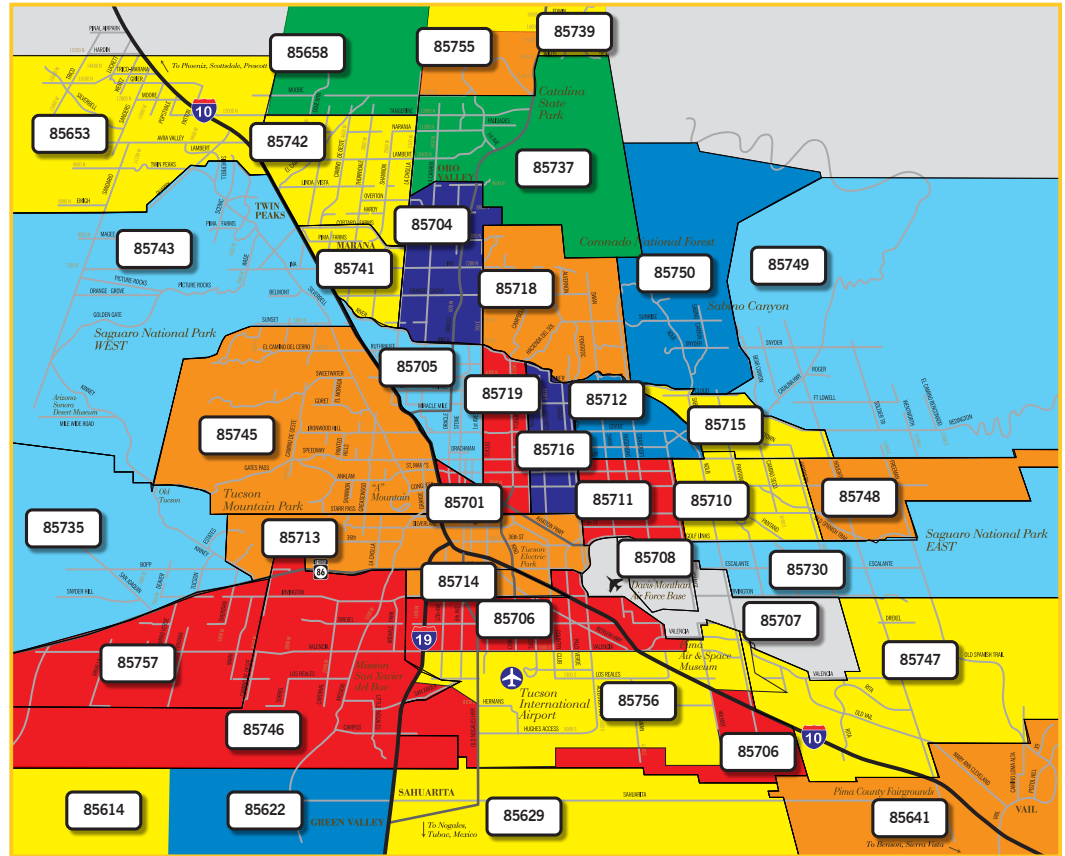
3 month trend in months of inventory is the average of closed sales and active listing data from 02/01/2014 - 4/30/2014. Information is believed to be reliable, but not guaranteed.



CHANGE IN MEDIAN SALES PRICE BY ZIP CODE

APRIL 2013 TO APRIL 2014

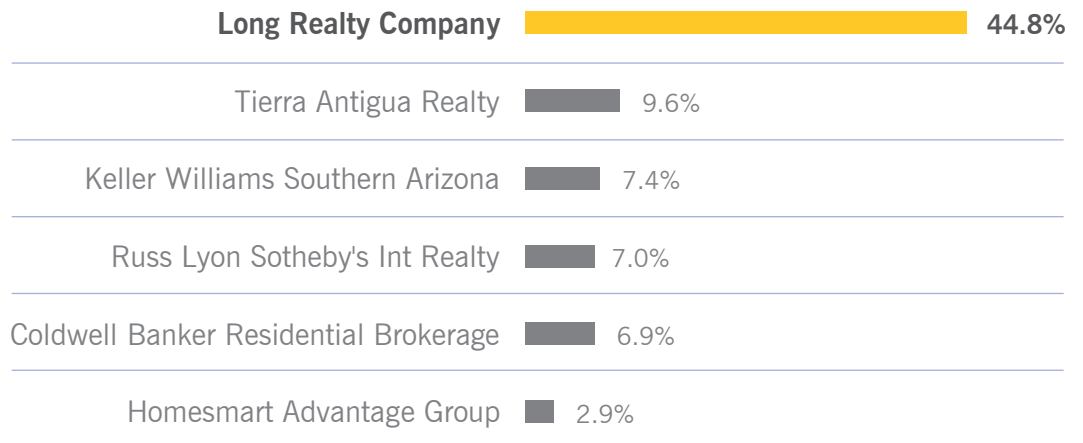
This heat map represents the percentage of change in Tucson metro median sales prices from April 2013 to April 2014 by zip code.



MARKET SHARE – ORO VALLEY

Long Realty leads the market in successful real estate sales.

Data Obtained 05/05/2014 from TARMLS using BrokerMetrics software for all closed residential sales volume between 05/01/2013 – 04/30/2014 rounded to the nearest tenth of one percent and deemed to be correct.



The Oro Valley Housing Report is comprised of data for residential properties in the City of Oro Valley. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.